

# \$584,786 - 946 Berkley Drive Nw, Calgary

MLS® #A2222837

**\$584,786**

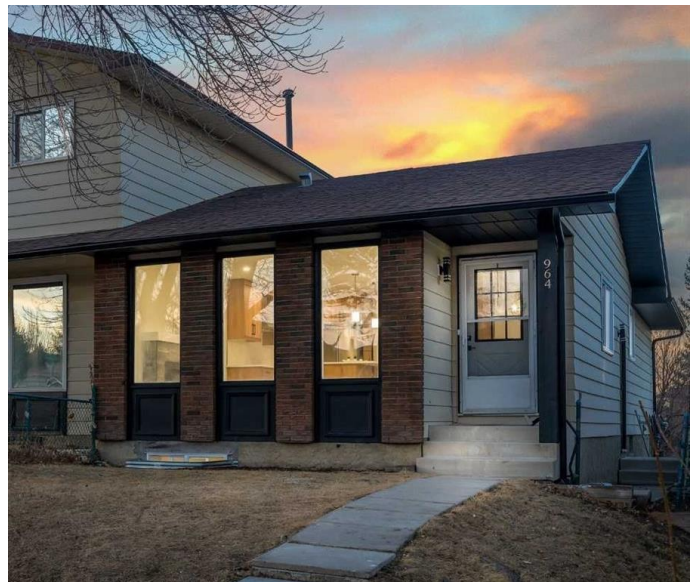
5 Bedroom, 2.00 Bathroom, 1,020 sqft  
Residential on 0.07 Acres

Beddington Heights, Calgary, Alberta

FULLY RENOVATED | 5 BEDROOM 2 BATHROOM | 2 BEDROOM ILLEGAL BASEMENT SUITE | SEPARATE ENTRANCE SEPARATE LAUNDRY | 1950 + SQFT OF LIVING SPACE | SOUTH FACING Step into your FULLY RENOVATED home with NEW STAINLESS STEEL APPLIANCES and NEW LIGHT FIXTURES. This home is a perfect HIGH QUALITY STARTER HOME OR INVESTMENT! An ELECTRIC FIREPLACE adds a warm touch to the living room and windows bring in a lot of natural light. Three bedrooms on the Main Level, with a 4 - piece washroom. The Main Level also features its own stacked Laundry. The basement is well equipped featuring an illegal suite with its SEPARATE ENTRANCE/SEPARATE LAUNDRY. Furthermore, the large living area and TWO LARGE BEDROOMS completes the high quality finishes inside this home. The large back yard and TWO PARKING SPOTS complete this home, PLAYGROUND RIGHT BEHIND THE HOME! NEW ROOF, this home is conveniently located close to schools, shopping and is easily accessible to Beddington Town Centre, Fit4Less, London Drugs, Stoney Trail and Deerfoot Trail. DON'T MISS OUT ON THIS OPPORTUNITY, IT WON'T LAST LONG!

Built in 1977

## Essential Information



|                |                        |
|----------------|------------------------|
| MLS® #         | A2222837               |
| Price          | \$584,786              |
| Bedrooms       | 5                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,020                  |
| Acres          | 0.07                   |
| Year Built     | 1977                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bungalow |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 946 Berkley Drive Nw |
| Subdivision | Beddington Heights   |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3K 1A2              |

### Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 4                       |
| Parking        | Off Street, Parking Pad |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Chandelier, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Vinyl Windows |
| Appliances        | Dishwasher, Dryer, Electric Range, Refrigerator, Washer   |
| Heating           | Forced Air  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Electric  |
| Has Basement      | Yes   |
| Basement          | Exterior Entry, Finished, Full, Suite   |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Balcony                          |
| Lot Description   | Back Lane, Back Yard, City Lot   |
| Roof              | Asphalt Shingle                  |
| Construction      | Aluminum Siding, Brick, Concrete |
| Foundation        | Poured Concrete                  |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 20th, 2025 |
| Days on Market | 39             |
| Zoning         | R-CG           |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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